

SPRING LAKE PROPERTY ASSOCIATION

SHED STANDARDS

To assist you in obtaining a permit to install a Manufactured, Spec. or Purpose Built (wood frame, concrete block or steel frame) storage shed the Architectural committee of the Spring Lake Property Association has compiled the following standards to guide the preparation of the permit application in compliance with deed restrictions and Florida Statutes.

1. After obtaining a permit you **MUST** obtain a permit from the Highlands County Building Department which is located at 51 South Commerce Avenue in Sebring. The phone number for them is (863) 402-6643 and the hours are 8 am to 5 pm - Monday through Friday.
2. The location of the shed must be shown on the permit application drawing in compliance with Highlands County zoning restrictions and placed behind the front plane of the residence.
3. The color of your shed should be consistent with or harmonious to the other existing buildings on the property and within the neighborhood. **Only one shed per residence will be permitted.**
4. The maximum size of any shed is not to exceed 12 feet x 16 feet having a maximum interior height of 8 feet and a roof peak height, 14 feet above grade. Any structure exceeding these maximums will be considered to be a detached garage for which a permit will not be issued. **Setback requirements are 8' from property line.**
5. Roof overhangs will be a minimum of 3", a maximum of 12". All roofs will have a minimum of a 2-12 pitch and a maximum of 4-12 pitch. NO shed with a flat surface roof will be permitted.
6. Sheds with electrical service or lighting circuitry must meet all county and state electrical codes. The service lines to the shed must be shown and located on the building location drawing and be buried a minimum of 12" below grade. An electrical permit must be obtained through Highlands County.
7. No household plumbing, sinks, showers, toilets or faucets will be permitted inside any shed.
8. Doors: hinged door sizes may not exceed 60" wide and 80" high. Roll-up-doors will not exceed 7 feet high and 7 feet wide. No sliding doors are permitted.
9. Sheds will have no visible open areas under the shed. **(Skirting is required).**
10. Specify on your drawing if shed will be placed on skids or on concrete. All sheds must be anchored according to Highlands County zoning standards.
11. All shed applications must include a copy of the building plans stamped and signed by a Florida licensed surveying engineer. (This is also required by Highlands County).
12. All shed applications must include a copy of the building plans, stamped and signed by a Florida licensed architectural engineer or architectural design company plus a copy of a recent survey of the property. (This is also required by Highlands County).

INSPECTION PROCESS

After the homeowner returns the completed application two or more Architectural committee members will go to that property and visibly inspect the area of the property that is affected by the permit request. The area must be identified with markers.

The Committee members may consult with or advise the homeowner to assure the proper completion of the application.

After the installation and anchoring of your shed, please notify the Property Owners Association at the office or by phone (863-655-2230) that the anchoring process is complete, and has been inspected by Highlands County.

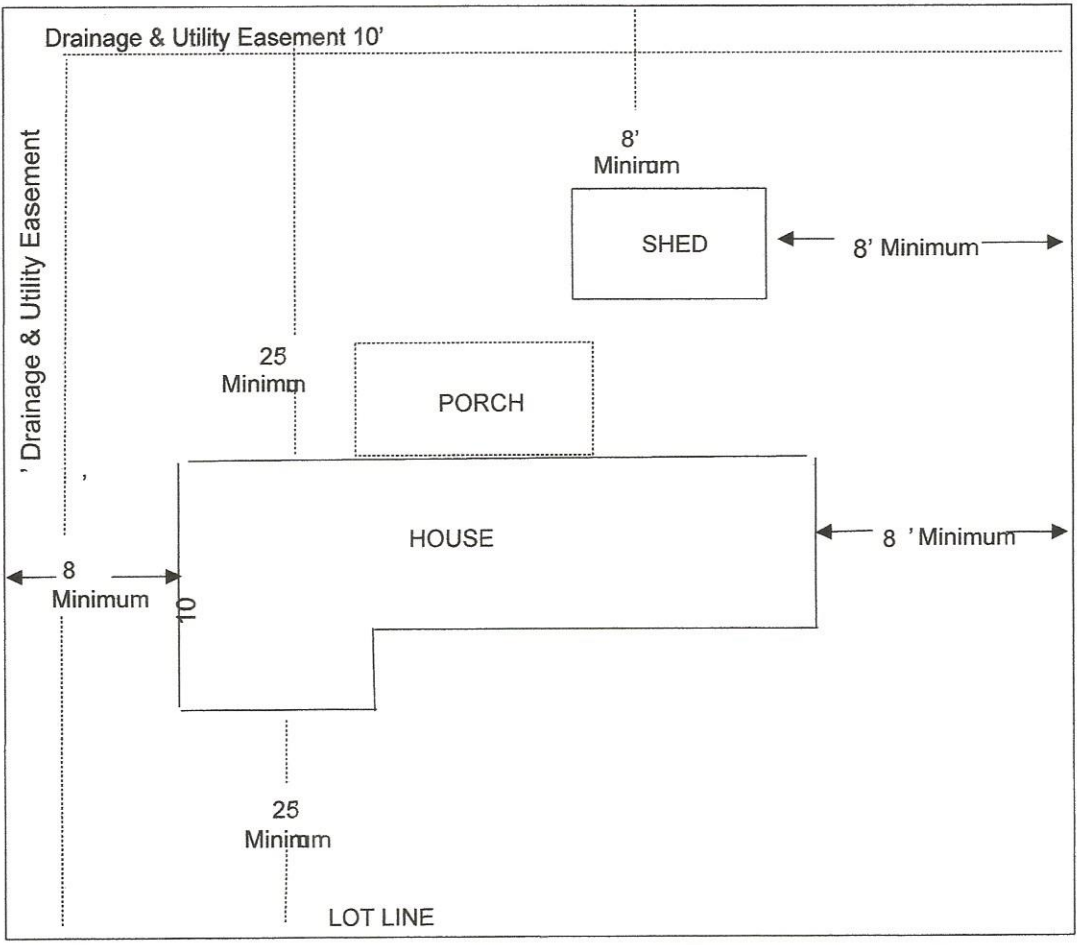
After the inspection by Highlands County is complete, enclosing the open areas under the shed must be completed. After completion of the enclosure installation, notify the Home Owners Association that the shed is ready for its final inspection.

PLOT PLAN TO BE DRAWN BEFORE SECURANCE OF PERMITS

EITHER BY OWNER OR CONTRACTOR

The plot plan must show setbacks of all present and proposed building(s) on the lot for which a permit is requested. A sample plot plan is given below.

SAMPLE PLOT PLAN



ROAD RIGHT-OF-WAY

STREET